

## Attachment 4

### *Applicant-led Consultation Summary*



# 114 & 118 SPRICE STREET PUBLIC OPEN HOUSE SUMMARY REPORT



**RWA GROUP**  
ARCHITECTURE & URBAN DESIGN  
January 12, 2023

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# 114 & 118 Spruce Street Open House Summary Report

## Executive Summary

On December 13, 2022 from 5:00 to 7:00 pm an in-person public Open House was held at the Queensborough Community Centre to provide the community with an opportunity to review the proposed development. Representatives from the architecture team and the New Westminster planning staff were present to answer questions, receive feedback and discuss any concerns. 23 individuals signed into the Open House - not all attendants completed the sign-in sheet.

The Open House was advertised in the local newspaper and posted on two signs at the development site. Invitations were sent to the Queensborough Residents Association and mailed to neighbours within 100 m of the development (45 households). The advertisements and invitation included a request to fill out the online survey on the applicant's website. 33 individuals completed the online survey, 4 more filled out the survey at the Open House and 1 phone call was received. The vast majority of responses from the Open House and the survey supported the development.

One property owner on Spruce Street telephoned RWA Group to share his lack of support for the development. This neighbour was part of a small group of nearby Spruce Street property owners who attended the Open House who do not support the development. The architecture team and planner discussed the proposal in detail with this group. Their concerns focused on the perceived impact of development on their property value and concerns of increased property taxes; the overall proposed density; disappointment with the architecture; the negative impact on on-street parking; lack of support for the possible variances for this development and concerns regarding the general use of variances in New Westminster which have been perceived to negatively impact development. One resident recorded his feedback on a survey form with a request to avoid construction traffic on Spruce Street. No other written feedback was provided.



# 114 & 118 Sprice Street Open House Summary Report

## Public Open House Details

### Event Details

Date: Tuesday, December 13, 2022  
Time: 5:00 to 7:00 pm  
Location: Queensborough Community Centre, New Westminster  
Number of Attendees: 23 (not including project team)

### Project Team

- Amanda MacKaay, Development Planner, City of New Westminster
- Sukie Dhillon, Dominion Landmark Development Group
- Cindy Brenneis, Urban Design Lead, RWA Group Architecture
- Bruce Ramsay, Principal, RWA Group Architecture

### Canada Post Notification

RWA Group mailed a notification flyer to approximately 45 households in the surrounding neighbourhood as well as the Queensborough Residents Association. A copy of the notification flyer and confirmation of receipt from the QRA is attached in Appendix A.

### Newspaper Advertisement

RWA Group published a newspaper advertisement in the New Westminster Record on Dec. 1 and Dec. 8, 2022. The advertisement included information about the proposal, date, time and location of the public open house, and contact details for the project team and the City of New Westminster as well as a link to the website developed for the Sprice Street project. A copy of the newspaper advertisement is attached in Appendix B.

### Development Sign

Two site signs detailing the proposal and Public Open House details were posted at the development site. Photos of the signs at the site are attached in Appendix C.

### Presentation Materials

RWA Group developed eleven 24" x 36" presentation boards detailing the proposal for display at the Public Open House. Copies of the boards are attached in Appendix D.

### Website and Public Survey

Dominion Landmark Development Group developed a website [spricestreethousing.ca](http://spricestreethousing.ca) to describe the development and to provide a digital survey with specific questions regarding the proposed project. 36 digital responses were received. Four surveys were completed at the Open House. The feedback resulting from the surveys are summarized on the following pages. Copies of all responses are attached in Appendix F.

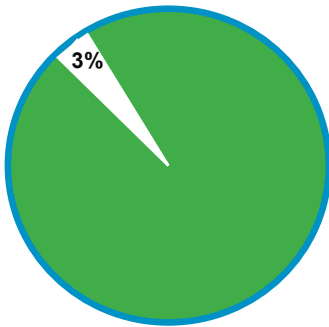
# 114 & 118 Spruce Street Open House Summary Report

## Feedback Summary Data Analysis

A total of 38 responses were received: 33 from the website, 4 filled out at the Open House and 1 phone call. The following charts illustrate the survey responses.

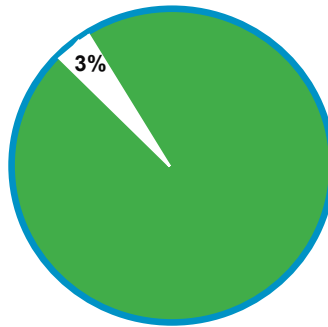
SUPPORTIVE ■ NOT SUPPORTIVE ■ NO RESPONSE

**Question 2**



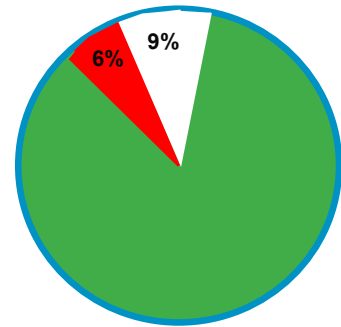
Would you support single family homes on compact lots in this Queensborough neighbourhood?

**Question 3**



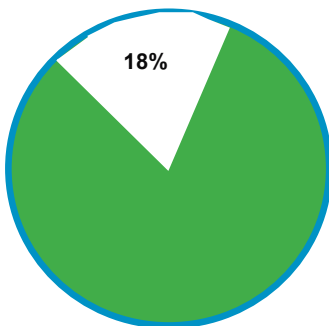
Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?

**Question 4**



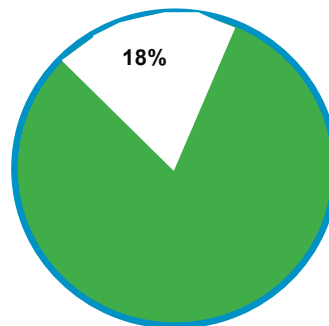
How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?

**Question 5**



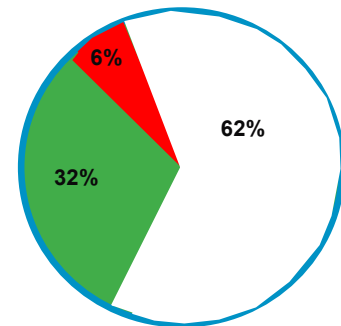
How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

**Question 6**



What is your opinion of the proposed building design?

**Question 7**



Any other feedback?

# 114 & 118 Sprice Street Open House Summary Report

## Summary of Feedback

### Question 1: Where do you live?

No.	Response	No.	Response
1	<small>Personal Info</small> Carter Street, New West	20	<small>Personal Info</small> Hume Street
2	Queensborough	21	<small>Personal Info</small> Basran Ave, New West
3	<small>Personal Information</small> Ewen Ave New West	22	<small>Personal Info</small> Howes Street
4	Port Royal, Queensborough	23	New Westminster
5	<b>Personal Information</b> Queens Hotel, Ewen Ave	24	No response
6	New Westminster	25	No response
7	<small>Personal Info</small> McGillivray Pl, New West	26	No response
8	Queensborough	27	No response
9	<small>Personal Info</small> Sprice St, New West	28	<small>Personal Info</small> Viscount Place
10	<small>Personal Info</small> Phillips St, New West	29	Coquitlam
11	Queensborough	30	<small>Personal Info</small> Howes Street
12	<small>Personal Info</small> Pembina Street	31	New Westminster, BC, <small>Personal Information</small>
13	New Westminster	32	Queensborough
14	Queensborough	33	<small>Personal Info</small> Gifford Street, New West
15	<small>Personal Info</small> Wood St	34	<small>Personal Information</small> Yale Rd, Chilliwack, <small>Personal Information</small>
16	<small>Personal Information</small> Galbraith Avenue	35	<small>Personal Info</small> Howes St, New Westminster
17	<small>Personal Info</small> Galbraith Avenue	36	<small>Personal Info</small> Sprice Street
18	<small>Personal Information</small> 8th Avenue	37	<small>Personal Info</small> Eighth Avenue
19	<small>Personal Info</small> Pembina Street		

## 114 & 118 Sprice Street Open House Summary Report

### Summary of Feedback

#### Question 2: Would you support single family homes on compact lots in this Queensborough neighbourhood?

No.	Response
1	We Need high density so that in this area need doctors and banks and more services like high school.
2	Yes
3	Yes, Queensborough needs more company affordable single family homes.
4	Yes, we desperately need them. It's the most affordable option for people seeking detached homes on their own land.
5	Yes, of course.
6	Yes
7	Yes
8	Yes, that's fine
9	Yes
10	Yes. I have lived in this community my whole life and absolutely love the the growth of it. The new developments in queens borough are just what we need to keep growing a strong family based community. It would be a shame to see this project be halted as it may deter other developers from wanting to continue doing the amazing work being done in queensborough.
11	Yes
12	Yes make it affordable.
13	Yes
14	Yes I would.
15	Yes
16	Yes, I fully support single family homes in Queensborough. We need more affordable housing in this neighbourhood due, to the increasing population.
17	Yes! These lots have been vacant for many years and it would be great additional to the Queensborough community.
18	Yes I fully support it! Queensborough has a growing population and there needs to be more affordable housing options.



## 114 & 118 Sprice Street Open House Summary Report

### Summary of Feedback

#### Question 2: Would you support single family homes on compact lots in this Queensborough neighbourhood?

No.	Response
19	Yes, Queensborough needs more houses.
20	Yes! It means more affordable housing in Queensborough.
21	Yes
22	Yes
23	Yes I do agree
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	Yes I do agree
28	Yes
29	Yes, I would be comfortable knowing the developer. They will do a tasteful job to ensure the project blends into the neighborhood without changing the experience for long-term residents. This developer wants to leave a positive legacy.
30	Yes. Inventory is low and expensive. We need more housing.
31	Yes
32	Yes, we need more single family homes to stimulate development, instead of just 6plex'd and other townhouse type living.
33	Yes
34	Absolutely, it gives a great opportunities for younger families to build their lives and a safe environment for the kids.
35	Yes
36	No response
37	Affordability

## 114 & 118 Sprice Street Open House Summary Report

### Summary of Feedback

**Question 3: Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?**

No.	Response
1	Yes so that one can work from home. Don't have to travel for every day.
2	Yes
3	Yes
4	Absolutely, more living space the better. Every room counts especially for immigrant families <sup>Personal Information</sup> that typically houses multiple generations under one home.
5	Yes
6	Yes
7	Yes
8	Yes
9	Yes
10	Yes. The addition of these spaces can be and has been (as I've seen in other cities) a great addition for families. I fail to see how this addition may create a negative impact for anyone whom it may involve.
11	Yes
12	Yes makes livability easier for new residents.
13	Yes it does, increases the livability quite a bit nowadays.
14	Yes I do.
15	Yes
16	Yes, for sure! It will be more livable for the families and they will not outgrow these houses.
17	Yes, attached flex space is so necessary. It allows families to budget and save money for storage.
18	Yes, it means more storage for the families which, is SO needed in today's day.

## 114 & 118 Sprice Street Open House Summary Report

### Summary of Feedback

**Question 3: Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?**

No.	Response
19	Yes, flex space means more storage.
20	Yes, that means more storage space for the families who purchase these homes.
21	Yes
22	Above the garage.
23	Yes I do agree
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	Yes I do agree
28	Yes
29	Yes
30	Yes
31	Yes
32	Yes, the flex space would add functionality for the homeowners
33	Yes
34	I believe that it gives a great living space for the relatives to stay in as well as the grown up kids when they are older. The space can also be used as recreational area for the family.
35	Above the garage
36	No response
37	Yes

## 114 & 118 Sprice Street Open House Summary Report

### Summary of Feedback

**Question 4: How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?**

No.	Response
1	It's ok high. It's not blocking anybody's view.
2	Unsure.
3	A lot of new homes now has an increase height to the old homes.
4	I'm fine with it. Don't see much of an issue here at all.
5	No response
6	That would depend on if it obstructs views or inconveniences neighbours. If not, it's fine by me.
7	Not a very big deal.
8	I think it's fine.
9	It's a great idea.
10	I believe this would be amazing. This would further encourage a much needed development throughout our community. It may attract other developer to spend their money in our community rather than another.
11	I feel okay
12	Anything to make housing easier.
13	I would be for it if it helps with creating more space.
14	I would be for it.
15	I think it's great
16	If it provides affordable housing options, I do not have a problem with it.
17	If it means affordable housing for individual, I do not mind.
18	I do not mind it as, it means more housing options for people.

## 114 & 118 Sprice Street Open House Summary Report

### Summary of Feedback

**Question 4: How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?**

No.	Response
19	I don't mind.
20	Yes! That means more affordable housing.
21	Yes
22	Dwellings
23	Yes I do agree
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	No response
28	I think it's a good idea. I also think it would be a good idea to have attached garage.
29	I would support a variance. I am in support of all housing developments that maximize the use and functional capacity of the limited space we have in the Lower Mainland.
30	It would be great.
31	Yes
32	We need to consider the homeowners with this question. Added height will add a more spacious and breathable unit
33	Yes
34	I've actually been in the area and I believe it will give character to this specific type of houses.
35	No response
36	No response
37	Makes sense.



## 114 & 118 Spruce Street Open House Summary Report

### Summary of Feedback

#### Question 5: How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

No.	Response
1	I have no objection. There are so many housing like this.
2	Unsure.
3	Vancouver had 17ft lots years ago.. they should have continued.. as we have more population and lack of land
4	We need more of this type of lot.
5	No response
6	As long as it's safe to do so, then it should be fine.
7	Fine to build new homes.
8	The smaller it is the more affordable it gets.
9	Good
10	I feel this would also be a positive. Many families would love this as would developers.
11	As long as it accommodates more housing
12	No response
13	I am for increasing space for living areas.
14	I am for more living space.
15	I think it will be great
16	If it provides affordable housing options, I do not have a problem with it.
17	If it means affordable housing for individual, I do not mind.
18	I do not mind it as, it means more housing options for people.

## 114 & 118 Sprice Street Open House Summary Report

### Summary of Feedback

**Question 5: How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?**

No.	Response
19	I don't mind.
20	Yes! That means more affordable housing.
21	No response
22	No response
23	Yes I do agree
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	Yes I do agree
28	I think it's good, because it'll will give you more room on
29	I would support a variance. I believe the focus should be on access to housing.
30	Only way to keep the cost affordable for both builder and buyer. Smaller homes
31	No response
32	I agree
33	Yes
34	I feel everything should stick to prportion again. Speace is what we need these days and I feel like the more room you have, the more peaceful it will be for everyone.
35	No response
36	No response
37	Makes sense

## 114 & 118 Sprice Street Open House Summary Report

### Summary of Feedback

#### Question 6: What is your opinion of the proposed building design?

No.	Response
1	It's different and looks good to me.
2	Very nice design.
3	Good use of land ... better than condos
4	It's acceptable for the area. Not too posh, not too basic.
5	Looks good
6	Smaller and more affordable homes are important, especially during these times.
7	Very creative and think would help with the housing problem.
8	Love the design of the building as it gives off a cozy vibe to the future buyers.
9	No response
10	I believe the proposed design is just what this community needs. I hope this attracts more developers and families to come to our community and build homes.
11	Better for more housing and affordability.
12	Not a big concern.
13	This design would be ideal for the location. It would be a prime opportunity.
14	This design is beautiful. Very well thought out and put together
15	It looks very good
16	I think the team has done a great job of the building design. It takes into account multiple things like, road safety and room for parking.
17	It is great! The team has created a great sustainable design.
18	It is awesome.

## 114 & 118 Sprice Street Open House Summary Report

### Summary of Feedback

#### Question 6: What is your opinion of the proposed building design?

No.	Response
19	I love it and hope it gets build soon
20	It is great. I love how it takes road safety into consideration.
21	In favour
22	No response
23	No response
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	Yes I do agree
28	I think it's nice but attached garages would also be nice.
29	I think the building design is modern without impacting the aesthetic of neighborhood. It also aligns with other recent developments in the area.
30	I think it would be great for the community. As people are heading towards the valley to buy when we have developments in our neighborhood.
31	No response
32	I approve of the design
33	Yes
34	I think the designs are great, well though of and very inviting to younger crowds.
35	No response
36	No response
37	Looks good.

# 114 & 118 Sprice Street Open House Summary Report

## Summary of Feedback

### Question 7: Any other feedback?

No.	Response
1	Sprice street should be kept neat and clean during the construction.
2	Too many old houses in that area just in front of the elementary school. Time to revamp.
3	This will be a good concept to land use.. keeping as single family . Maybe a way of affordable build to multi family.
4	Would like to see the entire Sprice street follow suit by making it viable for developers to make these types of lots
5	No response
6	No response
7	Very nice to see creative thinking.
8	No response
9	No response
10	Please do not discourage developers and families from adding to our community in a positive way. The freedom given to builders and developers the more we attract a much needed growth to this community.
11	No response
12	Being <sup>Personal Information</sup> its difficult to find a home, I feel this project has very good potential to help the first home buyers that can't afford a big house.
13	I am quite open to creating beautiful spaces like this close to water and accessible to amenities and other resources.
14	No response
15	No response
16	No response
17	No response
18	No response



# 114 & 118 Sprice Street Open House Summary Report

## Summary of Feedback

### Question 7: Any other feedback?

No.	Response
19	No response
20	No response
21	No response
22	No response
23	No response
24	No response
25	No response
26	No response
27	No response
28	No response
29	I feel this is a necessary and important project for the Queensborough neighbourhood.
30	Looking forward to this project if all goes well.
31	No response
32	Queensborough needs to support more development such as this
33	Yes
34	I hope there's more to come like these, the houses look great.
35	No response
36	Please restrict all construction traffic off of Sprice Street. The street is too narrow. I have kids that walk to school, park, community center, etc.
37	No response

# **114 & 118 SPRICE STREET PUBLIC OPEN HOUSE SUMMARY REPORT**

## **Appendices:**

- A - Notification Mailer
- B - Newspaper Advertisement
- C - Site Signage
- D - Presentation Boards
- E - Event Sign-in Sheet
- F - Copies of Public Surveys Submitted

# 114 & 118 Sprice Street Open House Summary Report

## Canada Post Notification



### OPEN HOUSE INVITATION

RWA Group Architecture Ltd. would like to invite you to an open house on **Tuesday, December 13, 2022** to discuss a Rezoning and Development Application, File: REZ00220 / DVP 00697 that has been submitted for **114 and 118 Sprice Street, New Westminster**.

This development is applying for rezoning from the existing RQ-1 to RT-2D in order to develop 10 single detached homes with options for flexible space on compact lots in the Queensborough neighbourhood.

Please visit the project website and fill out the online survey: [spricestreethousing.ca](http://spricestreethousing.ca) before Tues., December 20, 2022.



Site Location

### Open House Details

**Date:** Tues., Dec. 13, 2022

**Time:** 5:00 to 7:00 pm

**Location:** Queensborough

**Community Centre**

**920 Ewen Ave., New Westminster**

**For more information:**

Contact Cindy Brenneis at RWA Group at 604-736-8959 ext 232

Contact the City of New Westminster at [devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)

Visit [www.beheardnewwest.ca/sprice-st](http://www.beheardnewwest.ca/sprice-st)

Confirmation of receipt of invitation mailed to the Queensborough Residents Association:

**From:** [QRA](#)  
**To:** [Bev Holmes](#)  
**Cc:** [Cindy Brenneis](#)  
**Subject:** Re: 114 & 118 Sprice Street Open House  
**Date:** January 11, 2023 4:11:30 PM  
**Attachments:** [image001.png](#)  
[ATT00001.htm](#)  
[image001.png](#)  
[ATT00002.htm](#)  
[Sprice St Flyer 221118.pdf](#)  
[ATT00003.htm](#)

Hi Bev

Sorry for my delay in replying. We did receive your mailed invite for Dec 13 regarding development at 114 & 118 Sprice St. We posted the invite in our QRA Facebook page.

Laurie David Moore  
QRA President

# 114 & 118 Spruce Street Open House Summary Report Newspaper Advertisement

10 THURSDAY, December 1, 2022 • New West Record

City



## NWPD wants new missing persons investigator

*Continued from page 1*

comes from what the department classifies as downloaded costs: taking over handling of some non-emergency calls from E-Comm, increased costs for recruit training at the Justice Institute of B.C., and a reduction in what the NWPD expects to get from provincial traffic fine revenue sharing.

It also includes \$960,000 in new spending, with the largest chunk being \$655,000 dedicated to backfilling five positions.

The department officially has 114 sworn officers but, in practice, has only 95 officers who are what the NWPD calls "operationally deployable." The others are recruits who are still within their training period or officers currently on leave (parental, medical or otherwise).

With the five backfilled

positions, Jansen said the department wouldn't increase its numbers but would use the five officers to "float" wherever needed to cover those leaves.

The department does want to add one new officer, at a budgeted amount of \$150,000, to bring its sworn strength to 115.

Specifically, the NWPD wants to create a position for a dedicated missing persons investigator, to be part of its Special Investigations Unit.

Insp. Aman Gosal, who heads the department's prevention services division, said the request stems from the 2019 findings of the National Inquiry into Missing and Murdered Indigenous Women. She said the NWPD has a disproportionate number of very high-risk, complex investigations involving vulner-

able people; having one dedicated staff member would help the department to deal with them more effectively.

Other new asks include spending for recruitment, firearms and clothing, information technology and legal fees, among others.

### 'STICKER SHOCK'

Harji Varn, the city's finance director, said the proposed NWPD budget increase would amount to about a three per cent property tax increase — an idea that didn't sit well with councillors.

"It was a bit of sticker shock for me looking at 12 per cent," said new councillor Daniel Fontaine.

He pointed out council must consider the NWPD's budget in the context of what taxpayers are already facing on the infla-

tionary front, plus all the other expenses facing the city. Fontaine asked Jansen whether, in fact, the requested budget was really the "best and most efficient" it could be.

Jansen's reply: yes. "Based upon what we want to serve and how we want to serve our community ... this is what I need to do," Jansen said, adding he understands the inflationary pressures facing the city and realizes that cuts may be needed. "But then we're going to have to have a really tough discussion of the board, and ultimately the council and the community, about what it is that we're going to have to look at cutting."

Mayor Patrick Johnstone said council would need to have further conversations about how to deal with the police budget and how to demon-

strate "value for the dollar" for members of the community. But he reminded everyone at the table there was no need to come to an agreement right then and there.

If city council and police board are unable to come to an agreement on the NWPD budget, it would go to a provincially mandated dispute process.

But chief administrative officer Lisa Spitalo said the city can use the period between Dec. 1 and March 1, 2023 — when the final budget must be adopted — to figure out how best to approach the police budget in the context of how council wants to serve the community's needs. She pointed out that, coming out of the COVID-19 pandemic, the city's reserves are down.

"We've had a tough three years in the con-

text of a lot of other challenges. ... Right now, we are besieged by complexities around homelessness, housing affordability, addictions, and none of us want to be in the position of continuing that. We all want to be in a position of improving that," she said.

She said the city's discussions will need to look at what that means for both policing and for advocacy for additional senior government support.

"Then I think it's easier to get onto the same side of what can we afford, and what are we going to be OK saying no to right now?" she said.

### WATCH FOR MORE

The New Westminster police board was scheduled to discuss the budget on Nov. 29, after the *Record's* print deadlines. Watch [www.newwestrecord.ca](http://www.newwestrecord.ca) for updates.

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**Time: 5:00 to 7:00 pm**

**Location: Queensborough Community Centre  
920 Ewen Ave, New Westminster, BC**

Site Location



**For more information:**  
Visit the project website:  
[spricestreethousing.ca](http://spricestreethousing.ca)

Contact Cindy Brenneis at RWA Group  
at 604-736-8959 ext. 232

Visit [www.bereadnewwest.ca/spruce-st](http://www.bereadnewwest.ca/spruce-st)

Contact the City of New Westminster at  
[devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)

## The \$100K club is growing in New Westminster schools

*45 teachers, 30 principals and vice-principals,  
plus 11 senior district staff top \$100,000 per year*

**Julie MacLellan**  
[jmaclellan@newwestrecord.ca](mailto:jmaclellan@newwestrecord.ca)

Eighty-six employees of the New Westminster school district earned more than \$100,000 last school year — a significant jump over the year before.

School District 40 has released its annual statement of financial information (SOFI), which lists all employees of the district earning more than \$75,000 per year for the year ending June 30, 2022. School districts are required to publish the list annually.

On that list this year is the largest number yet of employees earning more than \$100,000: 45 teachers, 30 administrative officers (principals and vice-principals, both school-based and district-wide) and 11 senior

district staff (managers and directors).

That's up from a total of 56 people last year, when 18 teachers, 29 administrative officers and nine senior staff earned more than \$100,000.

The number of employees earning more than \$150,000 also increased this year, from four to six.

The top-paid staffer in the district remains superintendent Karim Hachlaf, at \$212,242 (up slightly from the previous year's \$211,020). Also passing the \$150,000 mark are associate superintendent Maryam Naser (\$176,509), secretary-treasurer Bettina Ketcham (\$169,526), executive director of human resources Robert Weston (\$164,653), and the district's two directors of instruction, Maureen McRae-Stanger (\$156,275)

and Bruce Cummings (\$156,381).

### TOTAL STAFF PAY: \$61.3 MILLION

In total, the school district paid out \$61.3 million in remuneration and \$147,208.98 in expenses for the year.

That includes \$34.2 million in remuneration and \$59,695 in expenses for employees earning more than \$75,000 a year. That's up from \$31.6 million in remuneration, but down from \$78,841 in expenses, the year before.

It also includes \$26.9 million in remuneration and \$79,277 in expenses for employees earning \$75,000 or less. That's a slight increase in remuneration, from \$26.7 million the previous year, and slightly down on the expenses front, from \$75,938.

# 114 & 118 Spruce Street Open House Summary Report Newspaper Advertisement

New West Record • THURSDAY, December 8, 2022 15

## Community

### Christmas ornament sales help CKNW Kids' Fund

The Hyack Parade, maypole dancing and lacrosse are featured on a new limited edition Christmas ornament that's being sold to raise funds to support B.C. children.

Cap's bicycle shops in New West and Port Moody are once again selling Christmas ornaments featuring five different designs to raise money for the CKNW Kids' Fund — 100 per cent of the proceeds goes to the fund.

The business has once again teamed up with artist Hilary Morris to create the artwork.

"The New Westminster ball is featuring the heritage buildings and Columbia Street. We've got hand-painted images of the Hyack parade, with the May Queen suite in a convertible. And it's all head-



**Holiday spirit:** Sebastian Miraglia, left, and Norm Baker of Cap's Bicycles display some of the Christmas ornaments being sold at Cap's New West and Port Moody stores to raise money for the CKNW Kids' Fund. PHOTO CONTRIBUTED

ing towards Queen's Park where there's a maypole dancing with beautifully coloured ribbons and a lacrosse game," said Gordon Hobbs of Cap's Bicycle Shops.

Three previous designs — a polar bear, Prospect Point and Whistler — are back, and there's new de-

sign that features Port Moody.

They're available at Cap's Bicycle Shop (434A East Columbia St.) and Cap's Electric Bike Shop in Port Moody (2840 St. Johns St.), as well as [www.allez.shop](http://www.allez.shop) (search for Christmas).

— Theresa McManus

### OPEN HOUSE INVITATION

RWA Group Architecture Ltd. would like to invite you to an open house on **Tuesday, December 13, 2022** to discuss a Rezoning and Development Application, File: REZ00220 / DVP 00697 that has been submitted for **114 and 118 Spruce Street, New Westminster, BC**.

This development is applying for rezoning from the existing RQ-1 to RT-2D in order to develop 10 single detached homes with options for flexible space on compact lots in the Queensborough neighbourhood.

#### Open House Details:

**Date:** Tuesday, December 13, 2022

**Time:** 5:00 to 7:00 pm

**Location:** Queensborough Community Centre  
920 Ewen Ave, New Westminster, BC

#### Site Location



#### For more information:

Visit the project website:  
[spricestreethousing.ca](http://spricestreethousing.ca)

Contact Cindy Brenneis at RWA Group  
at 604-736-8959 ext. 232

Visit [www.beheardnewwest.ca/spruce-st](http://www.beheardnewwest.ca/spruce-st)

Contact the City of New Westminster at  
[devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)



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**FAMILY SERVICES**  
of Greater Vancouver



# 114 & 118 Spruce Street Open House Summary Report

## Site Signage



# 114 & 118 Spruce Street Open House Summary Report Presentation Boards



## THE QUEENSBOROUGH CONTEXT

Queensborough has a rich history based on its unique geography, location and cultural diversity. It has accommodated changes in response to population growth, climate change and shifting socio-economics. What has remained constant in Queensborough is a focus on retaining a close-knit community.

This proposal offers a compact form of flexible family housing that addresses some of the current challenges and opportunities facing families including:

- a single family home with a yard, garage and space to grow
- space for inter-generational living
- dedicated space for working from home
- private outdoor space
- walkable, neighbourhood-oriented streets and lanes

## SITE CONTEXT

**★** This site is located in Queensborough. These long, narrow lots front onto Howe Street and Spruce Street. The total combined area is 3434 sq. m. / 0.34 Ha (34 963 sq. ft. / 0.84 Ac). 114 Spruce St is currently vacant and 118 Spruce St is occupied by a small house.

Refer to the adjacent diagram to locate the following neighbourhood places:

- 2** A new small lot subdivision with 10 single family homes is across Howe Street.
- 3** The site is one block from Ryall Park.
- 4** Queen Elizabeth Community School is north of the site.
- 5** The Fraser River is just south of the site.






# 114 & 118 Spruce Street Open House Summary Report Presentation Boards



**FIGURE 1:** Queenborough Community Plan - Land Use



**FIGURE 2:** Queenborough Community Plan - Development Permit Area



**FIGURE 3:** zoning map with RT-20 zoning highlighted

**PROJECT OVERVIEW**

The proposed development consists of 10 single detached houses in compact lots.

5 houses are proposed to face Howes St and 5 face Spruce St.

The proposed 4 bedroom houses are 2 stories above the Flood Construction Level of 5.53 m.

The application includes two new lane dedications and oriented east-west connecting Spruce and Howes Streets which will intersect with a new north-south lane providing access to parking/garages.

**POLICY REFERENCES**

The site is designated Residential - Compact Lot (RCL) in the Official Community Plan - refer to Figure 1 below.

The site is located in the Compact Lot Intensive Residential Area (Development Permit Area #2).

This OPA is intended to provide an opportunity for innovative ground oriented housing - refer to Figure 2 below.


Single detached houses in actively used lots zoned RQ-1 are located to the north, east and south - refer to Figure 3 below.

This development is applying for rezoning from the existing RQ-1 to RT-20 in order to develop single detached dwellings on compact lots.

Refer to Figures 4 and 5 for examples of RT-20 development in Queenborough - highlighted in Figure 3 below.



**Figure 4:** Examples of RT-20 in Port Hope by Howes Street

**Figure 5:** Examples of RT-20 in Port Hope by Spruce Street

114 AND 118 SPRUCE STREET
POLICY OVERVIEW AND REFERENCES 3

A variance may be required for the siting of the driveway for Lots 1 and 8 as they are located at the intersection of two streets - pending further review by Planning Staff.



**STAGE 1 Site Plan - no build covenant on Lot 1**



**FINAL STAGE Site Plan - including development on Lot 1**

A variance is being sought to reduce the lot width from the required 20m of the proposed perimeter to 8.7m for Type A Lots and 9.3m for Type B Lots.

114 AND 118 SPRUCE STREET
SITE PLAN 4

# 114 & 118 Spruce Street Open House Summary Report Presentation Boards



# 114 & 118 Spruce Street Open House Summary Report Presentation Boards



## A MODERN VERNACULAR

This development proposes a simple, contemporary architecture with references to traditional housing elements and patterns, including gable roofs, covered porches and pedestrian oriented streets. Simple building forms and envelopes support energy efficiency. Key architectural elements are:

- 1 changes in materials and colours to emphasise building proportions and a human scale
- 2 an emphasis creating "friendly" neighbourhood streets with clearly visible front doors and entries with parking accessed from the back lane
- 3 landscaping, raised decks and front porches to increase the connection between the street level and main living level resulting from compliance with the Flood Control Code
- 4 materials, colours and details contributing to increased variety along the street



street level view



114 AND 118 SPRUCE STREET

ARCHITECTURE

7



view of courtyard and attached flex space - Type A

## FLEXIBILITY AND LIVABILITY

This development proposes compact family housing with specific features to support livability.

Options for additional living space to support family life such as a home office, studio or additional bedroom space are:

### Type A

21 m (69 ft) flex space attached to the rear of the house.

This option is well suited for a family member who requires an accessible space, a workspace that provides privacy and a private bathroom to the main house or a guest suite or bathroom that offers privacy/independence.



view from back deck to garage with flex space above - Type B

### Type B

41 m (135 ft) above a double garage accessed from the back yard.

This option is well suited for uses that require more privacy/independence and less accessibility including a home office, guest or adult child accommodation.



114 AND 118 SPRUCE STREET

FLEXIBILITY AND LIVABILITY

8



# 114 & 118 Spruce Street Open House Summary Report Presentation Boards



# 114 & 118 Spruce Street Open House Summary Report Event Sign-in Sheet

**Rezoning Proposal  
For 114 & 118 Spruce Street  
New Westminster, BC**



## SIGN-IN SHEET

Open House December 13, 2022

Would you like to be  
kept informed during  
the future permit process?

Name	Address	Yes	No
SEBASTIAN BARBON	Personal Information	✓	
Martin Brassard		✓	
Bal Sumra		✓	
Bhupinder		✓	
Jahangir		✓	
Kuljit Grewal		✓	
Jasvir Grewal		✓	
Amandip Sohal		✓	
Amarjit Sohal		✓	
Rosalina Gomes		✓	
Hay		✓	
Sukhraj Grewal		✓	
Ravi Bhatnagar		✓	
RON GERAK		✓	
MAHJIB S. SINGH		✓	
Harjit S. Singh		✓	
Jagdeep Taggar		✓	
Parveen Khandaker		✓	
Tarsem Bopara		✓	
Sulchjevan Bopara		✓	
Manjit Dhami		✓	
Dheeraj Dhami		✓	
Manjit K. Grewal		✓	

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 21:50

Name: Malkiat Singh Gill

Email: **Personal Information**

Where do you live?: **Personal Information**

Would you support single family homes on compact lots in this Queensborough neighbourhood?: We Need high density so that in this area need doctors and Bank. and more services like high school.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes so that one can work from home. don't have to travel for every day.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: its ok high. its not blocking any body's view.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: i have no objection. there are so many housing like this

What is your opinion of the proposed building design?: its different and looks good to me.

Any other feedback?: Sprice street should be kept neat and kleene during the construction.

---

Date: December 13, 2022

Time: 7:50 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Safari/537.36

Remote IP: 2001:569:7152:2e00:5013:420:10f6:71d0

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-08 21:55

Name: Tanvir Singh Grewal

Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Unsure.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Unsure.

What is your opinion of the proposed building design?: Very nice design.

Any other feedback?: Too many old houses in that area just in front of the elementary school. Time to revamp.

---

Date: December 8, 2022

Time: 7:55 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-G991W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2604:3d08:6b7e:1200:b6:9725:ac3f:aba9

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**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-09 08:36

Name: Walloce Sohl

Email: Personal Information

Where do you live?: **Personal Information**

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes. Queensborough needs more compact AFFORDABLE SINGLE FAMILY HOMES.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: A lot of the new homes now has an increase height to the old homes.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Vancouver had 17ft lots years ago.. they should have continued.. as we have more population and lack of land

What is your opinion of the proposed building design?: Good use of land.. better than condos

Any other feedback?: This will be a good concept to land use.. keeping as single family . Maybe a way of affordable build to multi family.

---

Date: December 9, 2022

Time: 6:36 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 12; SAMSUNG SM-G781W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2604:3d08:4c7e:6800:502:242b:8d1e:41f2

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-09 15:17

Name: Allen liaw

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes, we desperately need them. It's the most affordable option for people seeking detached homes on their own land.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Absolutely, more living space the better. Every room counts especially for immigrant families such as mine that typically houses multiple generations under one home.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I'm fine with it. Don't see much of an issue here at all.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Fine with it. We need more of this type of lot.

What is your opinion of the proposed building design?: It's acceptable for the area. Not too posh, not too basic.

Any other feedback?: Would like to see the entire Sprice street follow suit by making it viable for developers to make these types of lots

---

Date: December 9, 2022

Time: 1:17 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 15\_6\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Remote IP: 173.181.8.114

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-10 16:01

Name: Bonnie Poon

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes of course.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?:

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?:

What is your opinion of the proposed building design?: Looks good

Any other feedback?:

Date: December 10, 2022

Time: 2:01 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 15\_6\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Remote IP: 2605:8d80:326:10c6:18bd:42d7:306d:1f9c

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Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-10 18:57

Name: Helder Gomes

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: That would depend on if it obstructs views or inconveniences neighbours. If not, it's fine by me.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: As long as it's safe to do so, then it should be fine.

What is your opinion of the proposed building design?: Smaller and more affordable homes are important, especially during these times.

Any other feedback?:

---

Date: December 10, 2022

Time: 4:57 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 11; moto g(9) power) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 2001:569:71c7:6800:91b2:5044:418b:cdd4

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**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-11 19:43

Name: Personal Information

Email: Balsumra@gmail.com

Where do you live?: Personal Information

New Westminster BC

V3M 6R7

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Not a very big deal.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Fine to build more homes.

What is your opinion of the proposed building design?: Very creative and think would help with the housing problem.

Any other feedback?: Very nice to see creative thinking.

---

Date: December 11, 2022

Time: 5:43 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SM-G998W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 2605:8d80:4c1:4efc:c00d:d36b:c93b:438c

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 10:50

Name: Personal Information

Email: dhamimanjot@hotmail.com

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes, that's fine

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I think it's fine

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: The smaller it is the more affordable it gets

What is your opinion of the proposed building design?: Love the design of the building as it gives off a cozy vibe to the future buyers

Any other feedback?:

---

Date: December 12, 2022

Time: 8:50 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 2605:8d80:327:80a3:582c:a3b1:a6fa:6812

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## Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 13:53

Name: Personal Information

Email: stroudsusan@gmail.com

Where do you live?: Personal Information

Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: It's a great idea

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Good

What is your opinion of the proposed building design?:

Any other feedback?:

---

Date: December 12, 2022

Time: 11:53 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 2605:b100:904:c6d3:8db9:b0a5:6a6a:a31f

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**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 19:23

Name: Harpaul Sall

Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes. Personal Information and absolutely love the the growth of it. The new developments in queens borough are just what we need to keep growing a strong family based community. It would be a shame to see this project be halted as it may deter other developers from wanting to continue doing the amazing work being done in queensborough.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes. The addition of these spaces can be and has been (as I've seen in other cities) a great addition for families. I fail to see how this addition may create a negative impact for anyone whom it may involve.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I believe this would be amazing. This would further encourage a much needed development throughout our community. It may attract other developer to spend their money in our community rather than another.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I feel this would also be a positive. Many families would love this as would developers.

What is your opinion of the proposed building design?: I believe the proposed design is just what this community needs. I hope this attracts more developers and families to come to our community and build homes.

Any other feedback?: Please do not discourage developers and families from adding to our community in a positive way. The freedom given to builders and developers the more we attract a much needed growth to this community.

Date: December 12, 2022

Time: 5:23 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.1 Mobile/15E148 Safari/604.1

Remote IP: 199.119.235.184

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 20:47

Name: Jaz

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I feel okay

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: As long as acomadate more housing

What is your opinion of the proposed building design?: Better for more housing and affordability

Any other feedback?:

---

Date: December 12, 2022

Time: 6:47 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SM-S908W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 2605:8d80:4e0:5455:d093:d2a0:523d:fbdb

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 20:50

Name: Manpreet Kang

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes make it affordable

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes makes livability easier for new residents.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Anything to make housing easier

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: But

What is your opinion of the proposed building design?: Not a big concern

Any other feedback?: Being from India its difficult to find a home, I feel this project has very good potential to help the first home buyers that can't afford a big house.

---

Date: December 12, 2022

Time: 6:50 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SM-G998W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 2001:569:7157:9100:c133:1e9e:de70:892e

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 21:43

Name: Shawn

Email: **Personal Information**

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes it does, increases the livability quite a bit nowadays.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I would be for it if it helps with creating more space.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I am for increasing space for living areas.

What is your opinion of the proposed building design?: This design would be ideal for the location. It would be a prime opportunity.

Any other feedback?: I am quite open to creating beautiful spaces like this close to water and accessible to amenities and other resources.

---

Date: December 12, 2022

Time: 7:43 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 12; SM-G973W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 207.102.192.178

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 21:48

Name: Shelly

Email: **Personal Information**

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I would.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I would be for it.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I am for more living space

What is your opinion of the proposed building design?: This design is beautiful. Very well thought out and put together

Any other feedback?:

---

Date: December 12, 2022

Time: 7:48 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 12; SM-G973W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 207.102.192.178

Powered by: Elementor

## Contact form filled on Sprice Street Housing

## Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 22:11

Name: Sukhraj grewal

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I think it's great

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I think it will be great

What is your opinion of the proposed building design?: It looks very good

Any other feedback?:

Date: December 12, 2022

Time: 8:11 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_0\_3 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.0 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:6480:4e30:cc6f:b3be:e257:d283

Powered by: Elementor



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 22:24

Name: Simran Grewal

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: - Yes, I fully support single family homes in Queensborough. We need more affordable housing in this neighbourhood due, to the increasing population.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: - Yes, for sure! It will be more livable for the families and they will not outgrow these houses.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: - If it provides affordable housing options, I do not have a problem with it.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: - If it provides affordable housing options, I do not have a problem with it.

What is your opinion of the proposed building design?: - I think the team has done a great job of the building design. It takes into account multiple things like, road safety and room for parking.

Any other feedback?:

---

Date: December 12, 2022

Time: 8:24 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_8\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:5021:71e4:18cc:5b7a

Powered by: Elementor

**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** <greywalkk@gmail.com>  
**Date** 2022-12-12 22:32

Name: Kuljit Grewal

Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: - Yes! These lots have been vacant for many years and it would be great additional to the Queensborough community. Especially, for the families who want to purchase an affordable home in Queensborough.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes, attached flex space is so necessary. It allows families to budget and save money for storage.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: - If it means affordable housing for individual, I do not mind.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: - If it means affordable housing for individual, I do not mind.

What is your opinion of the proposed building design?: It is great! The team has created a great sustainable design.

Any other feedback?:

---

Date: December 12, 2022

Time: 8:32 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_8\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:5021:71e4:18cc:5b7a

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 22:37

Name: Jasvir Grewal

Email: Personal Information

Where do you live?: - Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: - Yes I fully support it!

Queensborough has a growing population and there needs to be more affordable housing options.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: - Yes, it means more storage for the families which, is SO needed in today's day.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: - I do not mind it as, it means more housing options for people.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: - I do not mind it as, it means more housing options for people.

What is your opinion of the proposed building design?: - It is awesome.

Any other feedback?:

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Date: December 12, 2022

Time: 8:37 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_0 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:5021:71e4:18cc:5b7a

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 22:43

Name: Tarsem Kang

Email Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: - Yes! Queensborough needs more houses.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: - yes, flex space means more storage.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: - I don't mind

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: - I don't mind.

What is your opinion of the proposed building design?: I love it and hope it gets build soon

Any other feedback?:

---

Date: December 12, 2022

Time: 8:43 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_8\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:5021:71e4:18cc:5b7a

Powered by: Elementor



## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 23:06

Name: Satnam Dhanoa

Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes! It means more affordable housing in Queensborough.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes, that means more storage space for the families who purchase these homes.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes! That means more affordable housing.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes! That means more affordable housing. P

What is your opinion of the proposed building design?: It is great. I love how it takes road safety into consideration.

Any other feedback?:

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Date: December 12, 2022

Time: 9:06 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_8\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:8820:a25f:63b2:31e0

Powered by: Elementor

**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** **Personal Information**  
**Date** 2022-12-12 23:23

Name: Buta singh

Email: **Personal Information**

Where do you live?: **Personal Information**

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?:

What is your opinion of the proposed building design?: In favour

Any other feedback?:

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Date: December 12, 2022

Time: 9:23 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_0\_3 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.0 Mobile/15E148 Safari/604.1

Remote IP: 2001:569:5019:3800:8928:dff7:d630:2ccd

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 12:27

Name: Hariit

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Above the garage

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Dwellings

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: B

What is your opinion of the proposed building design?:

Any other feedback?:

Date: December 13, 2022

Time: 10:27 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 2605:8d80:440:17d5:d98e:92a9:6380:30bd

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 13:20

Name: Parminderpal Khosa

Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes I do agree

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?:

Any other feedback?:

Date: December 13, 2022

Time: 11:20 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** **Personal Information**  
**Date** 2022-12-13 13:20

Name: Manjit Khosa

Email: **Personal Information**

Where do you live?: Yes I do agree

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes I do agree

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?: Yes I do agree

Any other feedback?:

Date: December 13, 2022

Time: 11:20 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor

**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 13:21

Name: Gurdial Khosa

Email: **Personal Information**

Where do you live?: Yes I do agree

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes I do agree

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?: Yes I do agree

Any other feedback?:

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Date: December 13, 2022

Time: 11:21 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor



**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 13:22

Name: Arsh Khosa

Email: Personal Information

Where do you live?: Yes I do agree

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes I do agree

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?: Yes I do agree

Any other feedback?:

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Date: December 13, 2022

Time: 11:22 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 13:23

Name: Abhi Khosa

Email: Personal Information

Where do you live?: Yes I do agree

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?:

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?: Yes I do agree

Any other feedback?:

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Date: December 13, 2022

Time: 11:23 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 15:52

Name: Manjit K Grewal

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I think it's a good idea. I also think it would be a good idea to have attached garage.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I think it's good, because it'll will give you more room on

What is your opinion of the proposed building design?: I think it's nice but attached garages would also be nice.

Any other feedback?:

---

Date: December 13, 2022

Time: 1:52 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 15\_6\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:6b7e:1200:ec47:fdb5:3b3b:8b5a

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 16:16

Name: Justin Ferreira

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes, I would be comfortable knowing the developer. They will do a tasteful job to ensure the project blends into the neighborhood without changing the experience for long-term residents. This developer wants to leave a positive legacy.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I would support a variance. I am in support of all housing developments that maximize the use and functional capacity of the limited space we have in the Lower Mainland.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I would support a variance. I believe the focus should be on access to housing.

What is your opinion of the proposed building design?: I think the building design is modern without impacting the aesthetic of neighborhood. It also aligns with other recent developments in the area.

Any other feedback?: I feel this is a necessary and important project for the Queensborough neighbourhood.

Date: December 13, 2022

Time: 2:16 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Safari/537.36

Remote IP: 165.225.211.1

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 18:09

Name: Gurpreet Sidhu

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes. Inventory is low and expensive. We need more housing.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: It would be great.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Only way to keep the cost affordable for both builder and buyer.

Smaller homes

What is your opinion of the proposed building design?: I think it would be great for the community. As people are heading towards the valley to buy when we have developments in our neighborhood.

Any other feedback?: Looking forward to this project if all goes well.

---

Date: December 13, 2022

Time: 4:09 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:6b88:f00:7d96:3d79:7aa4:6823

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 19:12

Name: Harbhajan Singh Athwal

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?:

What is your opinion of the proposed building design?:

Any other feedback?:

Date: December 13, 2022

Time: 5:12 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 70.71.47.14

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** <amandipsohal13@gmail.com>  
**Date** 2022-12-13 19:14

Name: Amandip Sohal

Email: **Personal Information**

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes, we need more single family homes to stimulate development, instead of just 6plex'd and other townhouse type living

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes, the flex space would add functionality for the homeowners

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: We need to consider the homeowners with this question. Added height will add a more spacious and breathable unit

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I agree

What is your opinion of the proposed building design?: I approve of the design

Any other feedback?: Queensborough needs to support more development such as this

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Date: December 13, 2022

Time: 5:14 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 15\_6\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:6480:8400:f926:1b68:3c86:b70c

Powered by: Elementor

**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 20:30

Name: Sarban Singh Sidhu

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes

What is your opinion of the proposed building design?: Yes

Any other feedback?: Yes

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Date: December 13, 2022

Time: 6:30 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_2 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:c300:a50b:21d:eb72:157c

Powered by: Elementor



**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



**RWA**  
ARCHITECTURE

355 Kingsway  
Vancouver BC  
Canada V5T 3J7

T. 604.736.8959  
E. info@rwa.ca  
W. www.rwa.ca

Personal Information

**SURVEY SHEET**

**Open House December 13, 2022**

Name

Martin Brassard

Address

Personal Information

Phone

Personal Information

Email

Personal Information

**Note:** You can fill out this survey online at <https://spricestreethousing.ca/#survey>

**Survey Questions:**

- 1) Would you support single family homes on compact lots in this Queensborough neighbourhood?

Absolutely, it gives a great opportunities for younger families to build their lives and a safe environment for the kids

- 2) Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?

I believe that it gives a great living space for the relatives to stay in as well as the grown up kids when they are older. The space can also be used as recreational area for the family.

- 3) How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?

I've actually been in the area and I believe it will give character to this specific type of houses.

(over)

# Rezoning Proposal For 114 & 118 Spruce Street, New Westminster Public Survey



- 4) How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

I feel everything should stick to proper proportion again. Space is what we need these days and I feel like the more room you have, the more peaceful it will be for everyone.

- 5) What is your opinion of the proposed building design?

I think the designs are great, well thought of and very inviting to younger crowds.

- 6) Any other feedback?

I hope there's more to come like these, the houses look great.

We will be reviewing your comments and forwarding all of the correspondence to the City of New Westminster as part of the rezoning application. As part of the City's rezoning process, written notification of surrounding properties will occur once an application has been received, so you will also have opportunity at that time to make your views known directly to Council and City staff. If you wish to receive emails or correspondence concerning this rezoning application please include your mailing address or email address.

Please leave this sheet in the box by the door or email to [bholmes@rwa.ca](mailto:bholmes@rwa.ca) or mail to: Bev Holmes, RWA Group Architecture Ltd., 355 Kingsway, Vancouver, BC, V5T 3J7

Thank you for your comments.

# Rezoning Proposal For 114 & 118 Sprice Street, New Westminster Public Survey



## SURVEY SHEET

Open House December 13, 2022

Name HARJIT S. KHARAU  
Address Personal Information  
Phon Personal Information Email Personal Information

Note: You can fill out this survey online at <https://spricestreethousing.ca/#survey>

### Survey Questions:

- 1) Would you support single family homes on compact lots in this Queensborough neighbourhood?

YES

- 2) Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?

Above the garage

- 3) How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?

(over)



**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



- 4) How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

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- 5) What is your opinion of the proposed building design?

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- 6) Any other feedback?

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We will be reviewing your comments and forwarding all of the correspondence to the City of New Westminster as part of the rezoning application. As part of the City's rezoning process, written notification of surrounding properties will occur once an application has been received, so you will also have opportunity at that time to make your views known directly to Council and City staff. If you wish to receive emails or correspondence concerning this rezoning application please include your mailing address or email address.

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Thank you for your comments.

# Rezoning Proposal For 114 & 118 Spruce Street, New Westminster Public Survey



## SURVEY SHEET

Open House December 13, 2022

Name Ryan Bohonos

Address Personal Information

Phone Personal Information Email

Note: You can fill out this survey online at <https://spricestreethousing.ca/#survey>

### Survey Questions:

- 1) Would you support single family homes on compact lots in this Queensborough neighbourhood?

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- 2) Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?

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- 3) How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?

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(over)

# Rezoning Proposal For 114 & 118 Spruce Street, New Westminster Public Survey



- 4) How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

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- 5) What is your opinion of the proposed building design?

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- 6) Any other feedback?

Please restrict all construction traffic off of spruce street.

- the street is too narrow.

- Kids that walk to school, park, community center etc.

Personal Information

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Thank you for your comments.

**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



**SURVEY SHEET**

**Open House December 13, 2022**

Name Roxanne Kandola

Address Personal Information

Phone Personal Information Email Personal Information

**Note:** You can fill out this survey online at <https://spricestreethousing.ca/#survey>

**Survey Questions:**

- 1) Would you support single family homes on compact lots in this Queensborough neighbourhood?

affordability

- 2) Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?

yes

- 3) How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?

makes sense

(over)



**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



- 4) How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

*makes sense*

- 5) What is your opinion of the proposed building design?

*looks good.*

- 6) Any other feedback?

*[Handwritten mark]*

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Thank you for your comments.





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